

## Location

Address: W. Calhoun Rd.  
 City: Belton  
 State: South Carolina  
 ZIP Code: 29627  
 County: Anderson  
 Tax Map ID: 224-00-03-010

## Sale/Lease Information

Sale: \$35,000.00 per ac  
 \$86,486.75 per ha

Lease: Not available for lease  
 Subdividable: Yes

## Property Information

Site or Park: Site  
 Subject Property Size: 1,475.00 ac/596.91 ha  
 Additional Property Available:  
 Max. Available for Purchase: 1,475.00 ac/596.91 ha  
 Min. Available for Purchase: 162.00 ac/65.56 ha  
 Certified Property:

Zoning Description: Mostly unzoned (small Agr. area)

Surrounding Landuse: Industrial & Agricultural  
 Current Landuse of Property: Agricultural

Minimum Elevation: 710.00 ft/216.41 m  
 Maximum Elevation: 892.00 ft/271.88 m  
 Primary Soil Type: Sandy Loam

## Utilities/Services

Water Service Provider: City of Belton  
 Water Main Diameter: 8.00 in/20.32 cm  
 Distance to Water Line: 0.10 mi/0.16 km  
 Comments: Along hwy 20. 1 MGD capacity

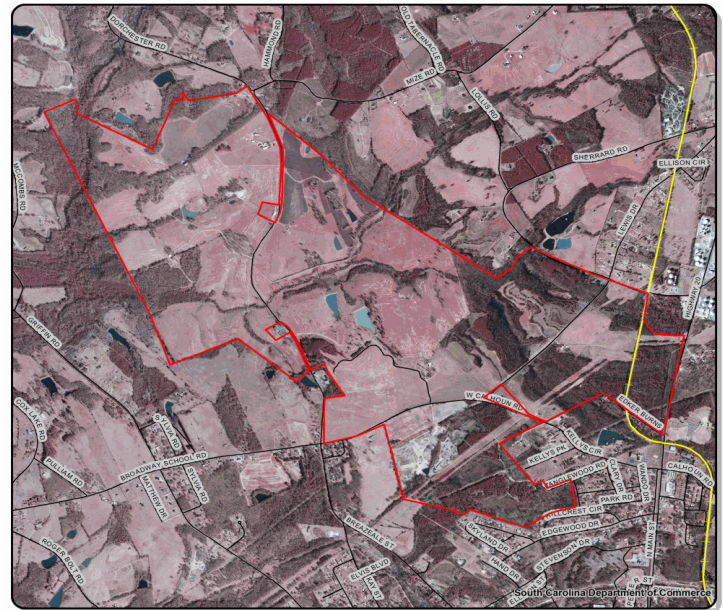
Sewer Service Provider: City of Belton  
 Sewer Main Diameter: 8.00 in/20.32 cm  
 Sewer Type (Force or Gravity): Gravity  
 Distance to Sewer Line: 0.50 mi/0.80 km  
 Comments: 1 MGD Capacity (est.)

Natural Gas Provider: Piedmont Natural Gas  
 Natural Gas Line Diameter:  
 Natural Gas Proximity: Available  
 Comments: On Main Transmission Line

Primary Electricity Provider: Duke Energy  
 Alt. Electricity Provider:  
 Comments: 100 kV & 44kV lines on site

Telecom. Available: AT&T  
 Fiber Optics Available: Not Determined  
 Cable Available: Not Determined

Fire Department:: Belton Fire Department  
 Distance to Fire Department: 2.45 mi/3.94 km  
 Fire Dept.'s ISO Rating: 5



## Transportation Accessibility

Closest Interstate  
 Interstate-85: 9.49 mi/15.27 km

Closest Port  
 Charleston: 203.86 mi/328.01 km

Closest Rail Line  
 Norfolk Southern & CSX:  
 Rail Access: Yes

Closest Commercial Airport  
 Greenville-Spartanburg International: 33.73 mi/54.27 km

Closest Civil Airport  
 Anderson Rgnl: 13.52 mi/21.75 km

## General Information

County Development Status: Moderately  
 Multicounty Property: No  
 Related Counties: None

Per Capita Income for County: \$29,084  
 Avg. Hourly Wage for County: \$14.54

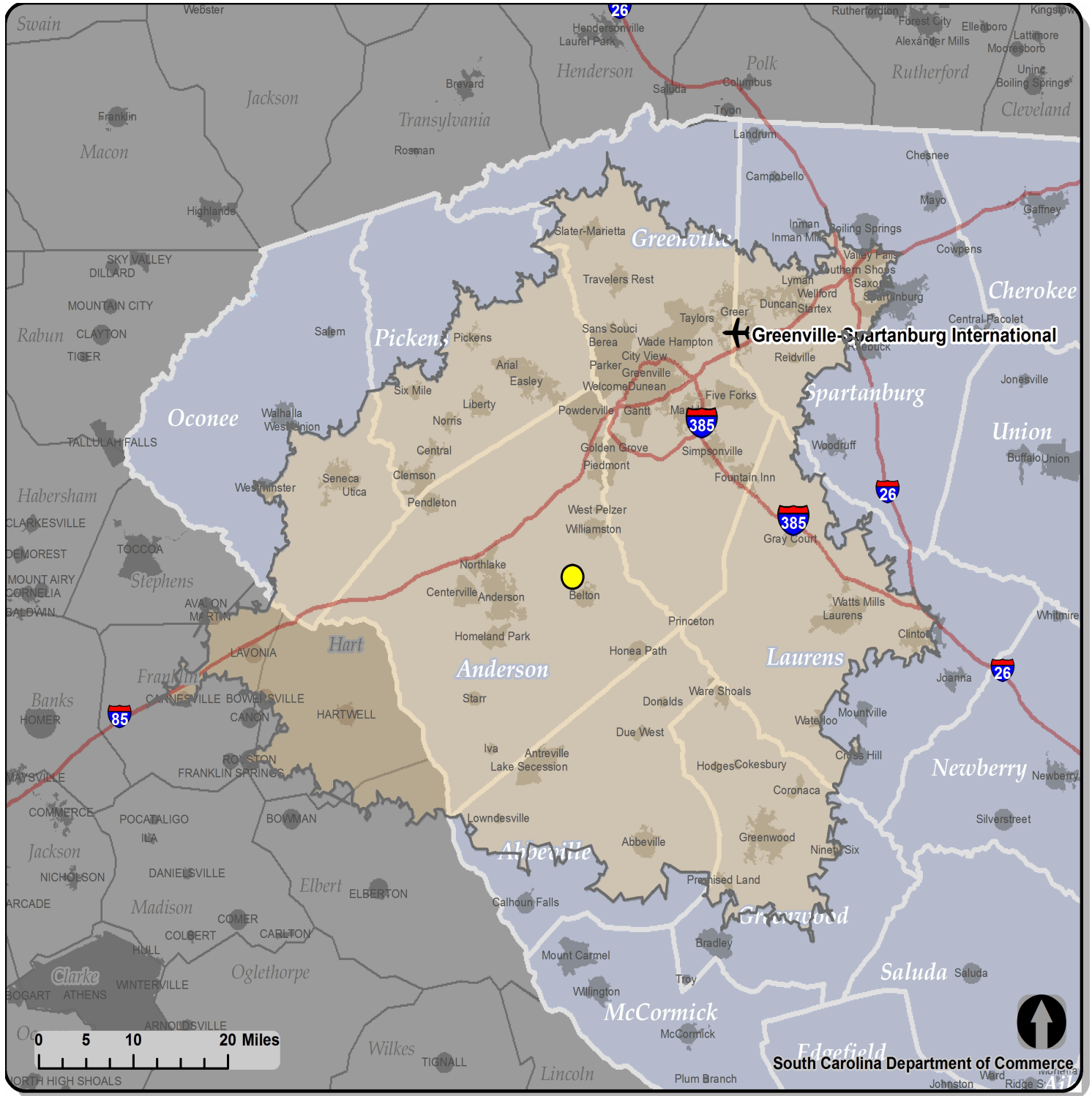
Subject Property Inside City Limits: No  
 School District: Anderson 2  
 Tax District: District 2

Census Tract: 45007010402  
 Housing Units in Tract (2000 Census): 2,518  
 Census Tract Pop. (2000 Census): 6,434

## Comments

This site is served by two different rail lines, has a virtually unlimited supply of natural gas and is serviced by Duke Energy.

60 Minute Drive Time Map from Bespin Site



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.